

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -JULY 1, 2008- -7:30 P.M.

Mayor Johnson convened the Regular Meeting at 7:45 p.m.

ROLL CALL - Present: Councilmembers deHaan, Gilmore,
Matarrese, Tam, and Mayor Johnson - 5.

Absent: None.

AGENDA CHANGES

(08-281) Mayor Johnson announced that Resolutions of Reappointment and Appointment [paragraph no. 08-284] would be heard before the Consent Calendar.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(08-282) Presentation of Certificates of Service to Nancy Anderson, Jim Franz, Leslie Krongold, Robb Ratto, and Suzanne Storar.

Mayor Johnson read and presented a Certificate of Service to Robb Ratto.

Mr. Ratto stated that it has been a pleasure to serve on the Transportation Commission; thanked Council for the Certificate of Service.

(08-283) Proclamation expressing greetings and best wishes to the community of Asuchio, El Salvador and encouraging continued exchange with Asuchio.

Mayor Johnson read and presented the proclamation to Councilmember Matarrese.

Councilmember Matarrese stated that he will deliver the proclamation; delegations have been going back and forth from Alameda to Asuchio for the last ten years; visas were denied in 2002 and 2006; communication is still regular; that he hopes the State Department will allow visits to reoccur.

REGULAR AGENDA ITEM

(08-284) Resolution No. 14227, "Reappointing Kenneth I. Dorrance as a Member of the Film Commission." Adopted.

Councilmember Matarrese moved adoption of the resolution.

Vice Mayor Tam seconded the motion, which carried by unanimous voice vote - 5.

(08-284A) Resolution No. 14228, "Reappointing Patricia A. Grey as a Member of the Film Commission." Adopted.

Councilmember Matarrese moved adoption of the resolution.

Vice Mayor Tam seconded the motion, which carried by unanimous voice vote - 5.

(08-284B) Resolution No. 14229, "Reappointment Teddy Tabor as a Member of the Film Commission." Adopted.

Councilmember Matarrese moved adoption of the resolution.

Vice Mayor Tam seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk administered the Oath and presented a certificate of appointment.

(08-284C) Resolution No. 14230, "Reappointing Aiesha P. Balde as a Member of the Housing Commission." Adopted.

Councilmember Matarrese moved adoption of the resolution.

Councilmember deHaan seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk administered the Oath and presented a certificate of appointment.

(08-284D) Resolution No. 14231, "Reappointing Arthur A. Kurrasch as a Member of the Housing Commission." Adopted.

Councilmember Matarrese moved adoption of the resolution.

Councilmember deHaan seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk administered the Oath and presented a certificate of appointment.

(08-284E) Resolution No. 14232, "Appointing Gail A. Wetzork as a Member of the Library Board." Adopted.

Councilmember Gilmore moved adoption of the resolution.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk administered the Oath and presented a certificate of appointment.

(08-284F) Resolution No. 14233, "Reappointing Patrick Lynch as a Member of the Planning Board." Adopted.

Councilmember deHaan moved adoption of the resolution.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

(08-284G) Resolution No. 14234, "Appointing Elizabeth A. Candelario as a Member of the Pubic Art Commission." Adopted

Councilmember Matarrese moved adoption of the resolution.

Vice Mayor Tam seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk administered the Oath and presented a certificate of appointment.

(08-284H) Resolution No. 14235, "Appointing Eric Ibsen IV as a Member of the Public Art Commission." Adopted

Councilmember Matarrese moved adoption of the resolution.

Vice Mayor Tam seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk administered the Oath and presented a certificate of appointment.

(08-284I) Resolution No.14236, "Reappointing Peter W. Holmes as a Member of the Public Utilities Board." Adopted.

Vice Mayor Tam moved adoption of the resolution.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk administered the Oath and presented a certificate of appointment.

(08-284J) Resolution No. 14237, "Reappointing Regional L. James as a Member of the Social Service Human Relations Board." Adopted.

Councilmember Gilmore moved adoption of the resolution.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk administered the Oath and presented a certificate of appointment.

(08-284K) Resolution No. 14238, "Appointing Kathy L. Moehring (Business District Seat) as a Member of the Transportation Commission." Adopted.

Councilmember deHaan moved adoption of the resolution.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk administered the Oath and presented a certificate of appointment.

CONSENT CALENDAR

Mayor Johnson announced that Resolution Calling for a General Municipal Election [paragraph no. 08-288] and Final Passage of Ordinance [paragraph no. 08-289] were removed from the Consent Calendar for discussion.

Vice Mayor Tam moved approval of the remainder of the Consent Calendar.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*08-285) Minutes of the Special City Council Meetings held on June 5 and June 9, 2008; the Special Joint City Council and Public Utilities Board Meeting held on June 16, 2008; and the Special and Regular City Council Meetings held on June 17, 2008. Approved.

(*08-286) Ratified bills in the amount of \$1,733,216.82.

(*08-287) Recommendation to adopt Plans and Specifications and authorize Call for Bids for Woodstock Storm Drain Improvements, No. P.W. 11-06-23. Accepted.

(08-288) Resolution No. 14239, "Calling for a General Municipal Election to be Consolidated with the Statewide General Election to be Held in the City of Alameda on Tuesday, November 4, 2008 and Requesting the Alameda County Board of Supervisors to Permit the Registrar of Voters to Render Specified Services to the City

Relating to the Conduct of Said Election." Adopted.

Vice Mayor Tam stated election costs have doubled; inquired what the cost would be to place measures on the ballot.

The City Clerk responded costs would be for printing, translation, and typesetting each measure; stated the approximate cost is \$3,000 per page; an average size measure could be three to four pages.

Mayor Johnson inquired whether the cost would be brought back for budget adjustment once costs are known.

The City Clerk responded in the affirmative; stated the Registrar of Voters does not provide estimates; election costs were based on 2006 costs with a slight increase.

Councilmember Matarrese inquired what is the justification for the increase [in cost for conducting the election].

The City Clerk responded increased printing costs and new Secretary of State requirements; stated that she was advised to use 2006 costs when the budget was prepared.

Vice Mayor Tam moved adoption of the resolution.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

(08-289) Ordinance No. 2982, "Amending the Alameda Municipal Code by Amending Subsection 8-26.1 (Use of Coasters, Roller Skates, and Similar Devices Restricted) of Section 8-26 (Coasters, Skates, Etc.) of Chapter VIII (Traffic, Motor Vehicles, and Alternative Transportation Modes) and Subsection 23-1.3 (Riding of Bicycles and Skateboards in Parks, Etc.) of Section 23-1 (Parks and Squares) of Chapter XXIII (Parks, Recreation Areas and Public Property) to Expand the Prohibition to Include Skateboards and Their Use in City Owned or Leased Property, Buildings or Structures Unless Authorized by Subsection 23-1.3." Finally passed.

Mayor Johnson stated the ordinance's original intent was to keep bicycles and skateboards out of the parking structure; revised language allows bicyclists to ride bicycles to lockers; requested that speakers only address Council if in disagreement with revised language.

Speakers: Garret Conklin, Alameda; Bill Smith, Alameda; Jon Spangler, Alameda; Ani Dimusheva, Alameda.

Councilmember Matarrese stated complaints were received regarding

skateboards and BMX bikes barreling down from the top level of the parking garage; the intent is to have an ordinance that would allow the Police Department to issue tickets; motorized wheelchair and golf cart users would like to use bike lanes; the matter should be evaluated.

Mayor Johnson stated the matter would require a separate ordinance; directed staff to bring the matter back for Council consideration.

Councilmember deHaan requested that the City Attorney review changes that have occurred [with the ordinance] over time.

The City Attorney stated in the early 1940's the City adopted an ordinance prohibiting riding bicycles in all parks; in 1989 the ordinance was amended to permit bicycles and roller skates in parks except where posted; the ordinance was updated between 1999 and 2001 to address the Skate Park.

Ms. Dimusheva requested that the new language be read.

The City Attorney stated the new language reads: "It shall be unlawful when and where posted for any person to operate or ride a bicycle or skateboard propelled wholly or in part by muscular power within or upon any public park, playground, or school property, in the City or parking lot, parking structure owned or leased by the City, except that a person may ride a bicycle to and from bicycle racks or lockers provided within any City parking lot or parking structure. The use and operation of skateboards, roller skates, and in-line skates shall be authorized at the Skate Park at Alameda Point. All person using, operating, or riding a skateboard, roller skates, or in-line skates at the Skate Park at Alameda Point shall wear a helmet, elbow pads, and knee pads at all times."

Vice Mayor Tam moved approval of final passage with amended language allowing bicycles, skateboards, etc. at parks and other facilities unless otherwise posted and allowing bicycles to go to and from the lockers and racks in the parking structure.

Vice Mayor Tam encouraged the community to participate actively as the Transportation Commission develops the Bike Master Plan relating to bicycling throughout the City.

Councilmember deHaan seconded the motion.

Under discussion, Councilmember deHaan requested a report on ways to enforce a ban on loitering within the parking structure.

By consensus, the motion carried by unanimous voice vote - 5.

(08-290) Public Hearing to consider the proposed implementation of a fuel surcharge for the City of Alameda Ferry Services, approve the proposed fuel surcharge, and authorize the City Manager to execute the necessary amendments to the Operating Contracts for the Ferry Services.

The Ferry Services Manager gave a brief presentation.

Councilmember Matarrese inquired when the Water Emergency Transportation Agency (WETA) would take over the ferries.

The Ferry Services Manager responded new legislation requires that WETA adopt a transition plan by June 2009.

The Deputy City Manager stated WETA needs to adopt a transition plan by July 1, 2009; the transition would take approximately one year.

Mayor Johnson stated WETA authorized existing operators to use two new boats; inquired whether the new boats are more fuel efficient.

The Ferry Services Manager responded both boats are under warranty for the first year; stated insuring each boat would cost approximately \$30,000 to \$35,000; additional house maintenance would be required the first year; the boats carry fewer passengers, but the overall footprint is approximately the same as the Peralta; the new boats are the cleanest burning engines on the bay.

Vice Mayor Tam inquired whether the interim operator would have to incur the additional costs.

The Ferry Services Manager responded the issue is part of negotiations; stated the City does not want to incur additional expenses.

Vice Mayor Tam inquired whether a fuel surcharge would need to be considered as a result of the two new boats.

The Ferry Services Manager responded in the negative; stated the staff recommendation is based on operating the existing boats; WETA would take care of any additional operating expenses.

Councilmember Matarrese inquired whether the Port of Oakland has been approached regarding an increased subsidy.

The Ferry Services Manager responded in the affirmative; stated staff met with the Port of Oakland's Director of Commercial Real Estate; the Director reported that sixty-eight positions are being eliminated and that the Port of Oakland is not in the position to

increase the subsidy for the ferry.

Mayor Johnson requested that staff advocate on behalf of using gas tax windfalls to offset increased public transportation costs and investigate whether the League of California Cities is doing anything regarding the matter.

The Deputy City Manager stated last year a resolution encouraged not diverting transportation money; said diversion took place anyway; that she would advocate.

Councilmember deHaan inquired what would be the breakeven point to increase ridership to supplement the additional fuel cost.

The Ferry Services Manager responded the Alameda/Oakland Ferry Services (AOFS) had a slight decline of 436 tickets in the first few months of 2007-2008; stated the Alameda Harbor Bay Ferry (AHBF) is doing quite well; AHBF tickets increased by 2,657 tickets for the first five months of this year; annual fare box revenue would generate \$663,000, which would be approximately \$45,000 short of what would be needed if fuel costs are \$4.75 per gallon.

Councilmember deHaan stated a twenty-five cent increase is proposed for AOFS and a fifty-cent increase for AHBF.

The Ferry Services Manager stated revenue would need to be obtained right away in order to offset the \$4.75 per gallon fuel cost; AHBF is operated by Harbor Bay Maritime; Harbor Bay Maritime is already spending more than \$4.75 per gallon for fuel; staff has requested Harbor Bay Maritime to reconsider vendors and also consider the possibility of not fueling by truck, but by barge.

Councilmember deHaan stated AHBF has constraints and cannot grow much more; the terminal parking lot is almost full.

The Ferry Services Manager stated the terminal parking lot has approximately 20% capacity left.

Councilmember deHaan stated that he observes that approximately nine spots are available.

The Ferry Services Manager stated restriping is being considered.

Councilmember deHaan stated that restriping would only add eight or ten more spots.

Vice Mayor Tam stated 10,000 additional AHBF ticket sales would be needed to cover the fuel increase; AOFS and AHBF cannot subsidize each other; inquired whether the proposed increase would cover

costs for the next two years.

The Ferry Services Manager responded using additional Measure B reserves might be necessary.

Vice Mayor Tam moved approval of the staff recommendation.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

Councilmember Matarrese stated that the City should formally oppose having the gas tax windfall go to the State's General Fund, and request that the money be directed to public transportation.

Mayor Johnson stated transit agencies may want to do the same thing.

Councilmember Matarrese stated the matter should be brought up at the AC Transit Liaison Meeting tomorrow.

(08-291) Public Hearing to consider Resolution No. 14240, "Approving the Engineer's Report, Confirming Diagram and Assessment, and Ordering Levy of Assessments, Island City Landscaping and Lighting District 84-2, All Zones." Adopted.

The Public Works Coordinator gave a brief presentation.

Councilmember Matarrese moved adoption of the resolution.

Councilmember deHaan seconded the motion, which carried by unanimous voice vote - 5.

(08-292) Public Hearing to consider Resolution No. 14241, "Approving the Engineer's Report, Confirming Diagram and Assessment, and Ordering Levy of Assessments, Maintenance Assessment District 01-01 (Marina Cove)." Adopted.

The Public Works Coordinator gave a brief presentation.

Vice Mayor Tam moved adoption of the resolution.

Councilmember deHaan seconded the motion, which carried by unanimous voice vote - 5.

(08-293) Recommendation to approve the membership of the Fiscal Sustainability Committee.

Mayor Johnson read the names of the Committee members.

Councilmember Matarrese stated that he is very impressed with the number of people with expertise in the City; the City received a large number of applicants; the decision was difficult; all members are Alameda residents with the exception of Ms. Riski, who is Peet's Coffee Controller.

Councilmember deHaan stated that the committee's timeframe is six months; a lot of community interest was received; the cross-section is quite commendable.

Mayor Johnson stated that she considers the committee to be one of the most important things right now because of the City's economic challenges; informing the public is important.

Councilmember deHaan stated today the City is living with decisions made twenty-five years ago.

Mayor Johnson stated that Council wants to know long-term impacts when decisions are made.

Vice Mayor Tam thanked Councilmember Matarrese and Councilmember deHaan for the hard work; stated public sector encourages people to use less services and products; private sector tries to increase use as much as possible.

Mayor Johnson stated the capitalistic view is very important; dollars are needed to pay for commitments made.

Councilmember Matarrese thanked the people who volunteered.

Mayor Johnson stated the committee needs to have access to whatever information is needed.

The City Treasurer stated access to information is critical; requested that information be routed to him or the City Auditor in order to make it easier for staff to respond in a timely manner.

Mayor Johnson requested that meetings and all information provided to the Committee be posted to the website for the public.

The City Treasurer encouraged the public to pay attention when the conclusion is provided.

Mayor Johnson stated it is important for the public to know how conclusions are reached.

The City Treasurer stated that the committee will have a very impartial, objective look at the City budget and spending.

Lorre Zupan thanked the Council for the opportunity to be on the committee; stated the issue is important.

Former Councilmember Tony Daysog stated that he looks forward to being involved.

Councilmember deHaan stated that he appreciates staff efforts throughout the budget cycle; budget information will be helpful.

The City Treasurer stated the goal is to have the first meeting at the end of the month; he assumes that staff will advise committee members of the meeting location and dates.

Councilmember Matarrese moved approval of the staff recommendation.

Councilmember deHaan seconded the motion, which carried by unanimous voice vote - 5.

(08-294) Resolution No. 14242, "Updating the City of Alameda Emergency Operations Plan by Adding the Required National Incident Management System (NIMS) Components and Including Functional Annexes and Supporting Appendices." Adopted.

The Acting Division Chief/Disaster Preparedness Coordinator gave a Power Point Presentation and provided a handout.

Councilmember Matarrese inquired whether the Fire Department would be the document keeper, provide updates, and whether controlled copies would be provided.

The Acting Division Chief/Disaster Preparedness Coordinator responded the Disaster Preparedness Coordinator would be responsible for the document; stated virtual copies would be on the City's network; hard copies would be kept at the Fire Department and Police Department Communication Center.

Councilmember Matarrese inquired whether City Hall would have a copy, to which the Acting Division Chief/Disaster Preparedness Coordinator responded in the affirmative.

Councilmember deHaan inquired how outreach is done throughout the community.

The Acting Division Chief/Disaster Preparedness Coordinator responded training includes Personal Preparedness and Community Emergency Response Team Programs; stated a Personal Preparedness Guide is provided to citizens.

Councilmember Matarrese moved adoption of the resolution.

Councilmember deHaan seconded the motion

Bill Smith, Alameda, discussed earthquakes.

On the call for the question, the motion carried by unanimous voice vote - 5.

Mayor Johnson stated that she is glad an evacuation plan is included.

(08-295) Recommendation to accept the Golf Complex Master Plan and consider options for future operation of the Chuck Corica Golf Complex.

The Interim General Manager gave a brief review of past actions.

Richard Singer, National Golf Foundation (NGF) Director of Consulting Services, gave a brief presentation.

Forrest Richardson, Forrest Richardson and Associates, gave a Power Point presentation.

Mayor Johnson inquired whether Mr. Richardson thought that the north course changes would be more reflective of the original design.

Mr. Richardson responded the proposed changes are more of a faithful restoration.

Mayor Johnson requested more information on the drainage issue.

Mr. Richardson stated the canals are choked up and overgrown with invasive vegetation; water comes to the Golf Course from a dozen or more points.

Mayor Johnson inquired whether water drains into the bay.

Mr. Richardson responded water goes into one of the Golf Course water areas; stated the Public Works Department operates large pumps to help force evacuation to open water.

Mayor Johnson inquired whether fertilized water drains into the bay.

Mr. Richardson responded the Golf Course acts as a huge filtration basin because of the plants; stated the canal is doing a great job; the fertilizer used on the Golf course is very docile compared to material found in urban runoff; street runoff is more concerning.

Councilmember Gilmore inquired how much of the irrigated area would be reduced by having thirty-six holes.

Mr. Richardson responded approximately 50 acres; stated the Mif Albright Course would add another twenty acres.

Councilmember deHaan inquired how the Golf Course would compare to surrounding golf courses, to which Mr. Singer responded it would be a notch above Monarch Bay and Metropolitan Golf Links.

Councilmember deHaan stated competition would be the same as now; event play is an important segment.

Councilmember Matarrese stated phasing and descriptions are methodical; the plan is great; however, financing is hard to follow; he does not see a side by side analysis for executing the plan under the current management structure, a complete lease out, or hybrid approach; he does not understand how anyone could provide the City with a \$500,000 per year lease payment, serve the debt on \$10 million, and make a profit; questioned how golf play could be sustained under constant renovation.

Mr. Singer stated the goal is see if there is interest; the City of Phoenix posed the same question [as Councilmember Matarrese] and was surprised to have three qualified bidders willing to come up with \$12 million to do a similar plan.

Councilmember Matarrese inquired when the bids were received, to which Mr. Singer responded 2007.

Councilmember Matarrese stated that he heard a rumor that Stockton and Modesto are in the process of taking back City control of the golf courses.

Mr. Singer stated that he was not aware of said situation but would not be surprised; he has seen every type of scenario.

Councilmember Gilmore stated that she understands that Oakland did some major renovations and leased the golf course to an outside operator; the operator wants to renegotiate the lease because the cash flow is not there; inquired how the City would be protected from the same situation.

Ed Getherall, NGF Project Manager, responded the operator entered the lease when the market was at its peak; stated operators run out cash flow models; he would be surprised if Alameda did not get some interest.

Vice Mayor Tam stated currently, the City receives approximately \$900,000 to \$1 million in golf revenue; \$500,000 would be generated with a private operator and lease holder; the report indicates that transfers would need to cease in order to help with the economic recovery and that the current path would ultimately close the Golf Course; inquired what would be the threshold for delaying action.

Mr. Singer responded the clock is ticking rapidly.

Mayor Johnson stated that the fund balance is \$1.1 million and that next year's projected loss is \$700,000.

Vice Mayor Tam stated the Golf Course has deteriorated even with reduced staffing and improved pro-shop sales; inquired whether two or three years could be bought by closing the Mif Albright Course and undertaking some renovations with increased fees.

Mr. Singer responded perhaps, but the problem would reoccur again.

Mayor Johnson inquired whether there is any scenario that would allow the City to continue to run the Golf Course as it does now.

Mr. Singer responded in the negative; stated reducing the holes from 45 to 18 might buy some additional time.

Councilmember Gilmore stated placing a band-aid on things would just allow the City to operate the Golf Course, not take care of infrastructure or improvements.

Councilmember deHaan stated the original proposal included finding an operator and sounded viable; now a major overall is being proposed; inquired whether the original proposal would still be viable.

Mr. Singer responded potentially; stated cost is the issue; the City would need to come up with money to do improvements.

Councilmember deHaan stated that Council was told that a banquet center would be needed to encourage tournament play; the plan shows a banquet center in Phase 7, which seems contradictory.

Mr. Singer stated conceptual reuse was placed at the end, but could be done in the first phase.

Councilmember deHaan inquired whether the RFP could be left open, to which Mr. Singer responded in the affirmative.

Mr. Getherall stated Golf Course improvements are the top priority.

Councilmember deHaan stated the original proposal was along the design of what the Golf Commission requested.

Mr. Getherall stated initially, NGF was told that the City could fund a banquet center under the self-operation scenario.

Mr. Richardson stated reusing the existing building is not a sensible use of money.

Councilmember deHaan inquired whether there would be a demand for mixing a 9-hole course and 18-hole course.

Mr. Richardson responded the 18-hole course could be a stand-alone course; the 9-hole course could be used when needed to provide a 27-hole course; stated flexibility would be added.

Mr. Singer stated that weak demand is not the problem with the Mif Albright Course, but overall cost benefit and maintenance costs; the proposed plan's flexibility would allow a choice to play a regulation championship course, a shorter executive-type 18-hole course, a full-length regulation 9-hole course, or a shorter Mif Albright 9-hole course.

Councilmember deHaan stated some of the choices are already available, but not in good condition; inquired whether the north course is a concern because of the limited length.

Mr. Singer responded that he does not see the north course as a concern, but may limit marketing to some degree; stated the proposed plan allows for a wide variety of lengths.

Councilmember deHaan inquired what percentage of golfers play longer length courses.

Mr. Singer responded nationally, approximately eight to ten percent; stated locally, the percentage is lower.

Councilmember deHaan inquired whether the golf course would be designed to cater to eight percent of golfers.

Mr. Singer responded in the negative; stated the golf course would be designed to be sufficient for people willing to pay a higher fee, but would also be sufficient for people wanting to play the current length or shorter.

Mayor Johnson opened the public portion of the meeting.

Speakers: Ron Salsig, Alameda; Robert Wood, Alameda; Jane Sullwold, Golf Commission Chair; James D. Leach, Alameda; Bill Smith,

Alameda; Joe VanWinkle, Alameda; Barbara Wood, Alameda; Jim Strehlow, Alameda.

There being no further speakers, Mayor Johnson closed the public portion of the meeting.

(08-296) Vice Mayor Tam moved approval of continuing the meeting past midnight.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

Mayor Johnson inquired what Ms. Sullwold does not like about the Master Plan.

Ms. Sullwold responded something would be lost by giving up the south course; stated redesigning the north course is not a reasonable choice.

Mayor Johnson stated she understood that the Golf Course would be restored to more of the original design.

Ms. Sullwold stated that the feel would be restored, but the Golf Course would be completely redesigned; she does not see how the expense could be justified.

Mayor Johnson inquired whether Ms. Sullwold does not recommend the Master Plan because the Plan is not economically feasible.

Ms. Sullwold responded in the affirmative; stated the operational review and Master Plan should be used as guidelines.

Mayor Johnson stated the RFP should be left open and be flexible.

Vice Mayor Tam stated the City would not be controlling its destiny by having bidders come up with ideas; community consensus is needed; inquired whether the Golf Commission's current vision is to maintain the facility as a recreational golf facility that is very specific to Alameda without turning it into a national class tournament play facility.

Ms. Sullwold responded that she does not think that the Golf Course has the capacity or amenities to attract national class play.

Mayor Johnson inquired what the next step would be if there was no response to the RFP.

Ms. Sullwold responded shutting down the Jack Clark and Mif Albright Courses; laying off all personnel not needed to maintain one 18-hole facility; and raising rates are the only options to preserve golf in Alameda; stated subtracting actual revenues from current operating expenses would provide a positive cash balance; outside operators would be able to cut labor costs by approximately 45%.

Councilmember Gilmore stated an operator may want to reconfigure everything.

Ms. Sullwold stated that she does not think there is any choice; it is important to be as open as possible.

Councilmember Matarrese stated that he is very skeptical of the Plan's financial feasibility; a hybrid approach could be considered; he would like to see options laid out side by side to see what it would take to do the necessary capital improvements to keep the Courses running either entirely by the City, totally contracted out, or something in between; the City cannot afford to run 45 holes anymore because of the water situation; he would like to get away from language stating that the City dips into funds; the RFP needs to have some general framework outlining City control of maintenance and facility infrastructure, and obtaining experts to draw players; the Master Plan has some elements that could be dropped into the RFP; Council should adopt the Golf Commission's recommendation issue a RFP and mothball the Mif Albright Course so that some time is bought and costs are cut in order to bolster the asset.

Councilmember Gilmore inquired whether the RFP would be for operations only.

Councilmember Matarrese responded the RFP would be for turf and facility maintenance; current employees have skills that are applicable across the City.

Mayor Johnson inquired how Councilmember Matarrese's plan would generate revenue for capital improvements.

Councilmember Matarrese responded by ceasing to take money from the Golf Course operators that would be marketing and operating the Golf Course on a profit basis.

Councilmember deHaan stated that he is not happy with the Master Plan; the Master Plan is too costly and has too many risks; previous options included contracting out operation, management, or both; a lot of improvements have been made at the Golf Course; reluctantly, he accepts mothballing the Mif Albright Course; he

would like to review the fee structure, particularly the \$5 Junior fee; the Golf Course supports junior programs and seniors; the General Fund anticipates a \$500,000 shortfall next year; the RFP process would take six months to a year; once something is contracted out, it is never gotten back; he was hoping to get more information on marketing and capital improvements for the existing operation.

Councilmember deHaan moved approval of seeking both operation and management proposals.

Councilmember deHaan stated full time management is needed in the interim period; some improvements can be made on a daily basis with current staff.

Vice Mayor Tam inquired whether Councilmember deHaan's motion was to issue a RFP to secure a long-term and interim operator.

Councilmember deHaan responded in the affirmative; stated that he wished the original report had been included.

The City Manager stated staff recommends a RFP for a long-term operator and an interim operator for operations and management.

Mr. Singer stated the recommendation is for both operation and maintenance [to be contracted out] because the maintenance cost structure is the biggest problem.

The City Manager stated just doing management is not cost effective; the interim operator could reduce costs immediately and the [RFP] process would take 60-90 days.

Vice Mayor Tam stated that she would second Councilmember deHaan's motion with an amendment; stated more discussion is needed on whether there should be a passive park, recreational specific activity such as the Skate Park, or a national class tournament-type facility; said discussion should be tabled; that she is conscious that the General Fund will be impacted very soon with respect to potential shortfalls in rounds of golf for the next two years; that her amendment to the motion would be to proceed with the RFP for an interim operator in order to stop the hemorrhaging and directing staff to work with the Golf Commission on the Master Plan and seek community feedback on a long-term vision.

Councilmember deHaan stated that he would accept the amendment to the motion regarding engaging the public to review uses of the property.

Councilmember Gilmore inquired whether staff is being instructed to

issue a RFP for an interim operator for maintenance as well as operations until a RFP is issued for a long-term operator, and that the community would be engaged regarding other options; stated she was never in favor of an open ended RFP because a lot of professionals would think responding would be a waste of time if the community did not know what they wanted; bracketing the parameters would be helpful.

Councilmember deHaan stated the banquet facility should be a long-term option.

Councilmember Gilmore stated an operator would want to stabilize infrastructure before considering amenities.

Mayor Johnson stated golfers think that it is more important to address Golf Course issues first before spending money on a banquet facility.

Ms. Sullwold stated tournament business cannot be encouraged without a banquet facility; tournament business is the highest revenue stream at golf courses; higher rates are charged; a banquet facility is more urgent than it seems; the Golf Commission has not been given any information on interim management options.

Mayor Johnson stated there are a number of ways to address a banquet facility.

Ms. Sullwold stated the operational review has a list of expenses on what to do the first year, which includes building a banquet facility, improving the driving range, and improving the south and north courses.

Councilmember Matarrese stated on-site management is key; an individual would be contracted to manage the Golf Course on an interim basis; he would like the RFP to include both a hybrid with the City contracting the management operation and a fully contracted operation.

Councilmember Gilmore inquired whether an individual would be hired to run the Golf Course full time in the interim, and the City would still be responsible for maintenance and operating costs.

Councilmember Matarrese responded the maintenance and operating costs are already in place; a person would be brought in on a commission basis; salary would depend on how many rounds are generated.

Mayor Johnson stated community feedback has indicated that the City should not be subsidizing the Golf Course.

The City Manager stated the proposal was to issue a RFP for a management and maintenance interim operator and issue a RFP for a long-term operator.

Mayor Johnson stated that she is okay with someone providing a proposal to do management and leaving maintenance staff in place.

The Interim General Manager stated in response to Ms. Sullwold's statement [the Golf Commission has not been given any information on interim management options] he does not have any definite numbers yet; hard numbers would not be known until a RFP is issued.

The City Manager stated that the General Manager and Golf Services Manager positions are unfunded; approximately 30% of the Recreation and Park Director's salary is allocated to Golf.

Councilmember Gilmore requested that the motion be restated.

Councilmember deHaan stated that he stands corrected on the interim operator; the interim operator would be for both operations and maintenance; then the next step would be to look at the long-term; the stop gap effort would be just to keep the Course going while looking at the overall long-term and capital investment needed to continue on.

Councilmember Gilmore stated that she does not want an interim operator to assume that they would be the long-term operator.

The Interim General Manager stated interested interim operators have stated that they do not want to be precluded from being the long-term operator but understand that they might not be.

Councilmember deHaan inquired how much the RFP would cost, to which the Interim General Manager responded \$20,000.

Councilmember deHaan stated the motion is to move approval of issuing a RFP for an interim operator for management and operation and that said operator could be considered as the long-term operator.

Mayor Johnson stated the motion should include that community engagement would be the next phase.

Councilmember deHaan stated community engagement would include how excess land should be used if the Mif Albright Course is mothballed.

Councilmember Gilmore requested that the motion be approval of

issuing a RFP for an interim operator to take care of the maintenance and the operation side so costs are reduced.

Councilmember deHaan agreed to amend the motion accordingly.

Councilmember Gilmore stated the interim timeframe is anticipated to be one year until a long-term RFP in place.

Vice Mayor Tam seconded the amended motion, which carried by the following voice vote: Ayes: Councilmembers deHaan, Gilmore, Tam, and Mayor Johnson - 4. Noes: Councilmember Matarrese - 1.

Councilmember Gilmore moved approval of engaging the community to seek input for the RFP for a long-term operator.

Councilmember Gilmore stated the RFP should have parameters based on community and Golf Commission input.

Vice Mayor Tam seconded the motion, which carried by unanimous voice vote - 5.

Council gave direction to close the Mif Albright and bring back rates.

Norma Arnerich, Alameda Junior Golf Club President, stated the Northern California Golf Association initiated the Kids on Course; the Alameda Junior Golf Club has jointed the Plan; Northern California Golf Association will give \$8.00 back when juniors pay \$1.00 to play.

Councilmember deHaan inquired what would be done with the Master Plan.

Councilmember Gilmore stated the Master Plan would be part of the community engagement.

Mayor Johnson stated NGF brought back many items for discussion and that she appreciates all the work.

ORAL COMMUNICATIONS, NON-AGENDA (Public Comment)

(08-297) Bill Smith, Alameda, discussed imported scooters.

COUNCIL REFERRALS

None.

COUNCIL COMMUNICATIONS

(08-298) Written Communication from the League of California Cities requesting designation of Voting Delegate for the League's 2008 Annual Conference.

Councilmember Matarrese moved approval of Vice Mayor Tam being the City's representative and Councilmember deHaan as being alternate.

Councilmember deHaan seconded the motion, which carried by the following voice vote: Ayes: Councilmembers deHaan, Matarrese and Tam - 3. Absent: Councilmember Gilmore and Mayor Johnson- 2. [Note: Mayor Johnson and Councilmember Gilmore were away from the dais for the motion.]

(08-299) Councilmember Matarrese stated the budget was approved on June 17, 2008; requested an Off Agenda Report summarizing where the City is starting in terms of number of employees, impacts of the approved budget, and a comparison between the current and previous budget.

ADJOURNMENT

There being no further business, Vice-Mayor Tam adjourned the Regular Meeting at 12:43 a.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -JULY 1, 2008- -6:30 P.M.

Mayor Johnson convened the Special Meeting at 6:35 p.m.

ROLL CALL - Present: Councilmembers deHaan, Gilmore,
Matarrese, Tam, and Mayor Johnson - 5.

Absent: None.

The Special Meeting was adjourned to Closed Session to consider:

(08-279) Conference with Legal Counsel - Existing Litigation
(54953.9); Name of Case: Gabriel J. Hurst v. City of Alameda, et
al.

(08-280) Conference with Legal Counsel - Liability Claim
(54956.95); Claimant: Erin Astrup; Agency Claimed Against: City of
Alameda.

Following the Closed Session, the Special Meeting was reconvened
and Mayor Johnson announced that regarding Existing Litigation,
Council gave direction to Legal Counsel regarding defense;
regarding Liability, Council gave settlement direction to Legal
Counsel.

Adjournment

There being no further business, Mayor Johnson adjourned the
Special Meeting at 7:30 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown
Act.